

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lynn

State: MA

PJ's Total HOME Allocation Received: \$13,646,587

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	19			
Program Progress:							
% of Funds Committed	98.09 %	94.99 %	3	93.41 %	94	90	
% of Funds Disbursed	95.98 %	88.48 %	1	84.68 %	98	97	
Leveraging Ratio for Rental Activities	0.71	7.52	19	4.72	13	14	
% of Completed Rental Disbursements to All Rental Commitments***	97.05 %	92.86 %	10	80.76 %	60	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.12 %	72.26 %	6	68.18 %	73	69	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.71 %	81.71 %	10	80.32 %	56	53	
% of 0-30% AMI Renters to All Renters***	68.82 %	50.15 %	2	45.16 %	89	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.82 %	97.12 %	11	95.04 %	52	50	
Overall Ranking:			In State:	8 / 19	Nationally:	75 72	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,806	\$26,647		\$26,037	170 Units	17.90 %	
Homebuyer Unit	\$20,065	\$16,054		\$14,755	223 Units	23.50 %	
Homeowner-Rehab Unit	\$7,343	\$14,900		\$20,487	257 Units	27.10 %	
TBRA Unit	\$2,986	\$3,709		\$3,225	299 Units	31.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$28,792	\$116,437	\$18,795
State:*	\$143,827	\$100,449	\$22,840
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	51.8	44.8	86.0	49.8
Black/African American:	16.7	17.9	8.2	10.4
Asian:	1.2	10.3	0.0	4.3
American Indian/Alaska Native:	0.0	0.0	0.0	0.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.6	0.0	0.0	0.3
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	1.0
Asian/Pacific Islander:	0.0	3.1	1.6	2.3

ETHNICITY:

Hispanic	29.8	23.8	4.3	31.1
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HOUSEHOLD SIZE:

1 Person:	63.1	12.6	45.1	31.1
2 Persons:	17.3	19.3	29.2	30.1
3 Persons:	14.9	23.8	10.1	21.7
4 Persons:	3.6	26.0	8.6	10.7
5 Persons:	1.2	11.7	4.7	4.3
6 Persons:	0.0	5.4	1.6	1.7
7 Persons:	0.0	1.3	0.4	0.3
8 or more Persons:	0.0	0.0	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	48.8	22.0	13.2	20.1
Elderly:	8.9	0.4	58.4	21.4
Related/Single Parent:	22.6	38.1	11.3	35.8
Related/Two Parent:	8.9	31.4	14.0	11.4
Other:	10.7	8.1	3.1	11.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.7	0.9 [#]
HOME TBRA:	1.2	
Other:	66.7	
No Assistance:	15.5	

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn

State: MA

Group Rank: 75
(Percentile)

State Rank: 8 / 19 PJs

Overall Rank: 72
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	97.05	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	81.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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